

KIWA Family Housing

4.2.1 Development Description

KIWA Apartments is a proposed development of 52 units of new construction affordable family housing. The project site is 1037-1053 South New Hampshire Avenue in the Koreatown neighborhood in the City of Los Angeles. The project location is convenient to neighborhood amenities such as bus stops and light rail, groceries, medical clinics and pharmacies, city park space, recreation centers and employment centers.

Construction will consist of Type 5 wood frame construction of four residential stories above a ground floor cement podium. The project also will offer approximately 6,000 square feet of common space, including communal activity rooms, social service offices, counseling rooms, and a total of 64 parking spaces. The project will provide 4 studio, 24 1-bedroom, 8 2-bedroom, and 16 3-bedroom units. Units will be affordable to tenants with incomes up to 30%, 35%, 50%, and 60% AMI. A total of 10 units, including 4 studio units and 6 1-bedroom units, will be funded by MHSA and targeted for transition aged homeless youth, and who will be MHSA consumers who have been certified by The Los Angeles County - Department of Mental Health (DMH).

The development team comprises LTSC Community Development Corporation (LTSC CDC), the Koreatown Immigrant Workers Alliance (KIWA), and the Los Angeles County Department of Mental Health. The development team is a comprehensive team with affordable housing development expertise, social service/mental health service experience, and community outreach capacity rooted in the local community. LTSC CDC will serve as the lead developer and project manager through the development process. KIWA will serve as the primary community outreach and neighborhood liaison during development, and will provide tenant services and service coordination after completion of construction. LTSC will work with DMH to identify a primary service partner who will provide mental health counseling, social services, and case management services for the project on-site and off-site.

10 units, including 4 studio units and 6 1-bedroom units, will be funded by MHSA and targeted for transition aged homeless youth, and who will be MHSA consumers who have been certified by DMH. Occupancy of these units will be restricted to youth who are homeless or at-risk-of-homelessness between 18 and 24 years of age, with income up to 30 percent of the area median income. The target population includes youth exiting from the juvenile justice system, institutional care, and foster care. Youth ages 16 or older emancipated from the foster care system will also be eligible for these units. The project prioritizes underserved API populations (including but not limited to: Cambodian, Chinese, Fijian, Filipino, Hawaiian, Hmong, Japanese, Korean, Laotian, Mien, Samoan, Tongan and Vietnamese) but will also serves the general population as a whole.

The goal of the MHSA funded program is to foster, self-sufficiency, self-esteem, and employment opportunities for the youth to sustain independence when they transition to adult services and age-appropriate housing after age 25. The project's housing and

supportive services provided by KIWA and DMH are designed assist consumers to become well-functioning, retain permanent housing, and thrive as community members. The MHSA-eligible tenants will be fully integrated into the overall project population, with MHSA-funded units on each story of the project, and communal and counseling space wrapped into the building's ground floor services.

A comprehensive service plan including on- and off-site services provided by KIWA and DMH will meet the full range of needs of the project's tenants. KIWA will provide tenant services for all of the project's tenants, including MHSA consumer tenants. These services will include workforce development, case management, ESL language classes, cultural activities, and pro-bono legal services. KIWA will also provide an on-site service coordinator as a single point of contact for the MHSA supportive services. DMH will provide the primary supportive services exclusively for the MHSA tenants. MHSA consumers will be encouraged to participate in these activities on a strictly voluntary basis. Supportive service staff will work with tenants on individual service plans, with goals tailored to each tenant's needs and interests.

DMH seeks to (1) strengthen and enhance the independence and well being of youth consumers, and (2) provide young comprehensive community mental health services that are voluntary, client-directed, strength-based, built on principles of recovery and resilience, delivered responsively and respectfully in the community in a manner sensitive to the cultural needs of the individual served. Services specifically targeted to transition age youth will be provided following a four-phase intervention or continuum based on the client's functioning and readiness level. The four phases are: 1) Engagement; 2) Intensive/Structured/Teaching; 3) Supportive/ Individualized/Mentoring; and 4) Follow-up/Peer-mediated/Self-Directed. Under this model, DMH clinical staff, including licensed psychologists and social workers, will provide intensive and comprehensive case management, employment training and life-skills coaching on site.

The transition plan for TAY who wish to continue residing in the building after age 25 will allow for permanent residence within the project, as well as continuing mental health services under DMH adult service contract. Because the project is a permanent affordable family housing project, there will be an opportunity to permanently house these consumers within the project.

The project's total development cost of \$25,283,690 will be funded through a variety of financing sources, summarized in the table below.

| Funding Source | Amount | Date Committed |
|--------------------------------|---------------|--------------------------|
| Los Angeles Housing Department | \$4,870,560 | <i>Will apply Dec 09</i> |
| Los Angeles CRA | \$3,175,000 | <i>Will apply Sep 09</i> |
| Wells Fargo (Permanent Loan) | \$598,000 | <i>Will apply Mar 10</i> |
| 9% Tax Credits (TCAC) | \$13,082,000 | <i>Will apply Apr 10</i> |
| Federal Home Loan Bank AHP | \$510,000 | <i>Will apply Mar 10</i> |
| City of Industry HACoLA | \$1,999,830 | <i>Will apply Dec 09</i> |
| MHSA | \$1,048,300 | Pending |

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| Total | \$25,283,690 | |
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